



3 Horsa Way, Dishforth Thirsk YO7 3GD

Developed by Strata Homes, this unique development has been architecturally designed to maximize space, and is offered with no onward chain. The 'Siena', showcasing a breadth of luxuries and space, has been tactfully designed for modern family living across three levels. Via the front door, into an entrance hall with tiled flooring and staircase to the first floor. A right from the hall, into a spacious lounge area with a distinctive full height bay window. Ahead of the hall, is an open-plan kitchen dining area featuring a large island with integrated appliances, tiled flooring and an array of wall and base units. A matching utility room hinges off the kitchen area with an external access door. Off the hallway, is a large W.C. and under-stair cloakroom. To the first floor, a left off the landing leads into a lavish primary bedroom spanning the entire width of the floor with triple windows welcoming natural light. The primary suite comes with a sleek walk-in dressing area, plus a contemporary three-piece en-suite with 'rainfall' style shower, wash hand basin and W.C. The third bedroom features flexible space for a dressing room/office/snug. The main bathroom sits between the two bedrooms and matches style with the other bathroom suites; however, features paneled bathtub with shower over. On the second floor, bedroom two features accommodation with a multitude of uses, and a three-piece en-suite shower room. The fourth and fifth bedrooms sit at the back of the property with dormer windows to the rear aspect. Externally, French doors from the kitchen open to a private, enclosed garden, which has been thoughtfully sectioned, creating a landscaped rear lawn with porcelain stone paving surround, and a patio area for relaxation and entertaining. A detached garage with a side door for access. The driveway provides parking for several vehicles. Further note: this home comes with the remainder of the NHBC guarantee from 2022. The loft is fully boarded, with ladder access.

Offers In The Region Of £539,995

LOCATION

Situated on the Strata development in the village of Dishforth. The village has a primary school, pub and has fantastic road links making it perfect for commuting. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via the A168 take the turn off for Dishforth then take the first exit at the roundabout and proceed into the village. Follow the road and take the first right onto Baynes Drive. Continue down the road and take your next left turning onto Horsa Way where the property is located by our for sale board on the left.

ENTRANCE HALL

20'11" x 6'2" (6.38m x 1.88m)

With front facing entrance door and a radiator.



LOUNGE

15'3" x 13'5" (4.65m x 4.09m)

With front facing double glazed window, a TV point and two radiators.



KITCHEN DINING ROOM

22'4" x 14'11" (6.81m x 4.55m)

An open-plan kitchen dining area featuring a large island with integrated appliances, tiled flooring and an array of wall and base units.



UTILITY ROOM

8'11" x 5'9" (2.72m x 1.75m)

With plumbing for washing machine, space for dryer and base cupboards.



DOWNSTAIRS W.C.

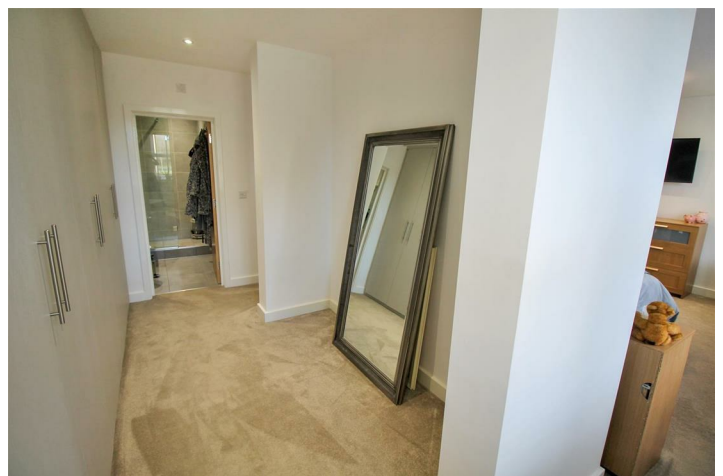
With low level w.c., wash hand basin and a radiator.



PRIMARY BEDROOM

22'6" x 14'9" (6.86m x 4.50m)

A lavish primary bedroom spanning the entire width of the floor with triple windows welcoming natural light. The primary suite comes with a sleek walk-in dressing area, 4x wardrobes.



PRIMARY BEDROOM EN-SUITE

A contemporary three-piece en-suite with 'rainfall' style shower, wash hand basin and W.C.



HOUSE BATHROOM

The main bathroom sits between the two bedrooms and matches style with the other bathroom suites; however, does not feature walk-in shower, instead fitting with paneled bathtub with shower over, wash hand basin and W.C.



SECONDARY BEDROOM

22'1" x 10'9" (6.73m x 3.28m)

The second bedroom features accommodation with a multitude of uses, similarly to the third bedroom with window to the front aspect and en-suite.



SECONDARY BEDROOM EN-SUITE

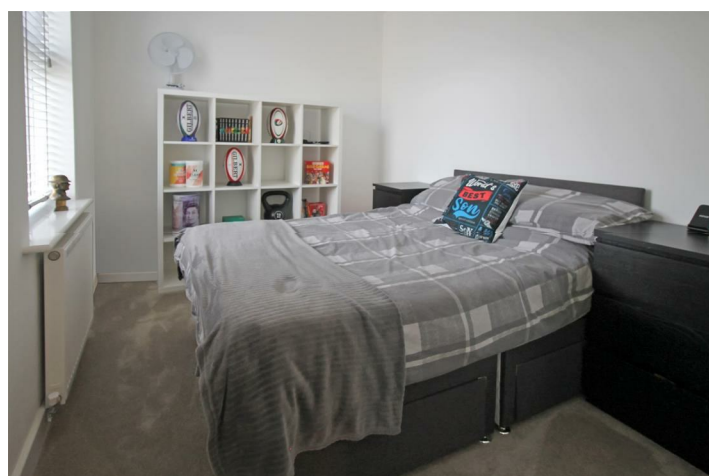
A contemporary three-piece en-suite with 'rainfall' style shower, wash hand basin and W.C.



BEDROOM 3 / SNUG

12'0" x 11'10" (3.66m x 3.61m)

The third bedroom features flexible space for a dressing room/office/snug, with large window to front aspect.



BEDROOM 4

10'11" x 9'8" (3.33m x 2.95m)

With rear facing dormer window and a radiator.



BEDROOM 5

10'11" x 10'9" (3.33m x 3.28m)

With rear facing dormer window and a radiator, identical to bedroom four.



REAR GARDEN

A private, enclosed garden, which has been thoughtfully sectioned, creating a landscaped rear lawn with Indian stone paving surround, and a patio area for relaxation and entertaining.



EXTERNAL

The driveway provides parking for several vehicles. A detached garage has had a side door added for access. With power, light and additional eaves storage (measuring 6.10m x 3.00m / 20'0" x 9'10").



FURTHER NOTES

A further note: this home comes with the remainder of the NHBC guarantee from 2022. The loft is fully boarded, with ladder access and insulated throughout. The heating can be controlled zonally, either for downstairs or for the bedroom spaces.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: Ask agent.

WATER METER: Yes

PARKING ARRANGEMENTS: Multiple spaces on the driveway.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: Fast charger fitted to side elevation.

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

DISCLAIMER

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

VALUATION SERVICES

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

VIEWING

Viewing is Strictly By Appointment Only.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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